

City Church

Preliminary Application Project Narrative

September 18, 2015

General Description

A preliminary plat for the subdivision of approximately 40.8 acres, consisting of three tax parcels; 162406-9001, 162406-9029, and 162406-9031. The property is located near the northern boundary of Issaquah city limits, north of SE 43rd Way, west of 228th Ave SE, and adjacent to the east side of Providence Point. The site address is 4221 228th Ave SE, and is commonly known as the “City Church” property. The property is zoned SF-SL (Single Family-Small Lot) with a minimum lot size of six thousand square feet (6,000 sq. ft.). The preliminary plat proposes to subdivide the property into about 133 lots for single family residential dwellings, each with lot sizes that meet the minimum requirements. The east side of the property abuts the City of Sammamish municipal boundary.

Even though the central portion of the property is fairly flat, topography across the entire site ranges from about 526 in the south-eastern portion of the site to 416 in the north-eastern corner. The central portion of the property also contains a large institutional building currently used by the YMCA for a variety of uses. The building is about 28,000 square feet in size, and is surrounded by parking lots or driveways. Primary access is from 228th Ave SE in Sammamish and SE 43rd Way in Issaquah. The property is currently served by two existing driveways, one which is about at the apex of the hill coming up SE 43rd Way located in the south-east corner, and the other near the north-east corner on 228th Ave SE. The south-east entrance currently does not have adequate sight distance and is known to be a difficult entry to use for drivers exiting the property and for drivers east bound on SE 43rd to enter the property.

A moderately sized water tower sits in the southeastern corner of the property and is also used for the colocation of a number of wireless communication antennas. The property currently operates its own water system, and discharges to the Sammamish Plateau Water and Sewer District (“District”) sewer system.

The perimeter of the property is fairly well vegetated, with portions of the perimeter exhibiting some well-established trees. The central portion of the property is managed landscaping consisting of grass, groundcover and shrubs, and some trees. Primarily along the west side of 228th Ave SE (east side of the property) is a moderately treed slope (~30% grade) with a moderate understory of native plants.

Development objectives

This proposal is compliant with current Issaquah Policies and Objectives, and with current standards and regulations, except where specific deviations to engineering standards are sought and described below. More specifically, the proposal complies with the minimum lot dimension standard and does not seek to cluster to achieve the max density allowed. Under current zoning, 7.26 dwelling units per acre are allowed which could result in as many as 296 residential homes if clustering is used. However, the applicant has designed a neighborhood of only 133 homes, even after initial concepts indicated that up to 155 homes could be accommodated on the property.

The proposed lots will accommodate single family homes, which represent a use compatible to the homes in Providence Point that abut the property on the North, West, and South sides. East of the property is an older neighborhood that was platted in the late 1970s and contains lots that are 35,000 square feet in size or larger. However, given the large amount of proposed vegetation to be retained

along the eastern boundary of the property, the homes to the east will not perceive a change in character. Similarly, the edges adjacent to Providence Point will be landscaped to help reflect some of the existing vegetated character of the boundary of the property.

Summary of Proposal

The proposal includes 133 lots that are at or above the six thousand square foot (6,000 sq. ft.) minimum. Primary access will be provided from 228th Ave SE generally in the vicinity of the existing northerly driveway. A secondary emergency only access is proposed from the south and using the existing south-eastern driveway entrance. Access is described in more detail below. Following a preliminary plat approval, the existing uses would cease operation and the building and related structures would be demolished. The existing water tower in the southeastern corner might remain or be removed and replaced with more traditional cell phone tower facilities, but would no longer provide any function to the property. The existing wireless communication antennas would also remain at least until 2031 based on the current leases. All existing pavement would be removed and the site would be prepared for residential development.

Grading of the site is necessary to provide access and utility service to the 133 lots, and to be in conformance with City and District standards. As a result, sewer and storm drainage requirements generally drive the grading plan.

Utilities

To provide the most efficient stormwater facility, a majority of stormwater is collected from roads and other impervious surfaces and conveyed via pipes to the detention vault near the northeastern corner of the property. From there, treated and detained stormwater is discharged at predetermined rates into an existing surface conveyance system that currently provides drainage to the property. Generally this flows in an easterly direction and then into Laughing Jacobs Creek south of SE 42nd Street. Laughing Jacobs Creek continues to flow in a southerly and westerly direction until finally entering Lake Sammamish. A smaller secondary vault is proposed on the west side of the property, which will detain and treat flows from a small portion of the west side of the property before they are released at a predetermined rate into the existing storm system in Providence Point.

New water and sewer connections will occur in 228th Ave SE, connecting the new lots to the Sammamish Plateau Water and Sewer District system.

Access

Access was generally described in the Summary of Proposal above. More detail is provided here regarding access.

The driveway access from 228th will ascend the hill through retained trees and vegetation roughly at 12% grade. Once the road approaches the central portion of the property, the roads are fairly flat, less than 5% grade, with some roads looping within the property. All the lots will be provided driveway access directly to these internal local roads. Alleys are not proposed for this neighborhood. All roads within the property will be dedicated to and maintained by the City of Issaquah. A secondary emergency vehicle only access meeting minimum drive width standards is proposed from the south part of the property to the existing driveway entrance in the south-eastern corner.

The entry road and all internal roads will be improved to a Local Street standard, and provides the following: two ten (10) foot drive lanes, one seven (7) foot parking lane, plus a six inch curb, five (5) foot planter and five (5) foot sidewalk on both sides. The right-of-way is proposed to be forty-eight feet (49').

Improvements to 228th Ave SE are anticipated along the property frontage, which will be determined through the preliminary plat process. Since 228th falls within the City of Sammamish's authority, we are working with them on a TIA scope and will keep the City of Issaquah informed thru out the entire process.

Setbacks

Setbacks for the SF-SL zone are:

- Front – 10 feet
- Side – 6 feet
- Rear – 20 feet

Phasing

The project will be broken up into two phases. The first phase would be for approximately 60 lots with a buildout year of 2018. The remaining lots would be built in the final phase with an anticipated buildout of 2020.

Proposed variance requests

1. Local Road standard – see road section as described above in “Access”. The table below provides a comparison of the current standard to the proposed:

	Travel lane	Parking	Planter Strip	Sidewalk	ROW Width
Current Standard	2 @ 11' ea. 22 feet total	None	5' (plus 6" curb)	5'	45' min.
Proposed Standard	2 @ 10' each 20 feet total	One side @ 7'	5' (plus 6" curb)	5'	48'

2. Horizontal curve – minimum standard is 410 feet, proposal is to reduce the minimum curve to 275' to allow for the access road
3. Intersection spacing – the proposed plan meets the City of Sammamish intersection standards of 350'. Issaquah's intersection spacing would not allow a new intersection within ½ mile of already existing intersections, which would almost essentially preclude safe access to the property.

Questions

1. Are there any upcoming changes to the definition or measurement of building height that we should be aware of?
2. Can the amount of tree retention be reduced if replacement trees are provided?

Attachments:

Existing site conditions/survey
Conceptual utility/grading plan
Conceptual site/landscape Plan
Photographical examples of potential residential homes